

LEGEND

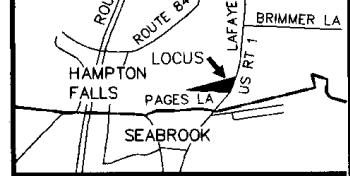
—○—	WOOD FENCE
○ FND IP	FOUND IRON PIPE
○ IPIN	IRON PIN (REBAR)
—S—	RR SPK
—○—	APPROX EXISTING SEPTIC LINE
—○—	EXISTING UTILITY POLE
—○—	EXISTING EDGE OF PAVEMENT
—○—	PROPOSED EDGE OF PAVEMENT
—○—	ROCKINGHAM COUNTY
—○—	REGISTRY OF DEEDS
—○—	PROPOSED SIGN IN 3'x6' PLANTER
—○—	EXISTING EXTERIOR LIGHTS
—○—	EXISTING OVERHEAD WIRES
—○—	WETLAND DELINEATION FLAG
—○—	FLOWER BED TO BE REPLANTED
—○—	PROPOSED WINDOW BOXES
—○—	EXISTING RETAINING WALL
—○—	WATER SHUT-OFF
—○—	TO BE REMOVED
—○—	EXISTING CRUSHED STONE
—○—	APPROX EXISTING WATER LINE
—○—	VENT
—○—	PROPOSED STANDING HANDICAP SIGN
—○—	EXISTING ELECTRIC BOX

NOTES

- OWNER OF RECORD: MAUREEN CAREY
200 OCEAN BLVD, SEABROOK, NH 03874
DEED REFERENCE: RCRD 4858-0507
TAX MAP 7 LOT 49, BUSINESS ZONE
- THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN APPROVAL FOR USE CHANGE FROM RESIDENTIAL TO COMMERCIAL. APPLICANT SEEKS APPROVAL TO ABANDON 2 FAMILY RESIDENTIAL USE AND REPLACE WITH OFFICE SPACE. TYPICAL PARKING SPACE IS 9'x18' EXCEPT AS NOTED. 5 SPACES @ 300 SF = 1500 SF OFFICE SPACE ALLOWED. BLDG FOOTPRINT = 1440 SF ± LESS 120 SF ± OUTSIDE STAIRS AND 6" EXTERIOR WALLS = < 1230 SF INTERIOR FIRST FLOOR. 2ND LEVEL EFFECTIVE AREA = 200 SF ±. TOTAL USABLE OFFICE SPACE LESS THAN 1430 SF.
- 2A. EXTERIOR STAIRS TO BE REPAIRED/REPLACED WITHIN EXISTING ENVELOPE EXCEPT AS NEEDED TO COMPLY WITH CURRENT BUILDING CODES. 25' EXISTING WETLAND SETBACK WILL BE MAINTAINED. NO INCREASE IN IMPERVIOUS SURFACE WILL OCCUR FROM STAIRWAY RECONSTRUCTION.
- EXISTING BUILDING IS SERVICED BY TOWN OF SEABROOK MUNICIPAL WATER. SEPTIC SYSTEM LOCATION IS AS SHOWN ON APPROVED DESIGN, NHDES CA2007089507, APPROVED FOR 375 GPD LOADING BY TOWN OF HAMPTON FALLS.
- TOPOGRAPHIC DATUM IS BASED ON PREVIOUSLY APPROVED SITE PLAN FOR ABUTTING PROPERTY, RCRD PLAN D32532.
- SUBJECT PROPERTY DOES NOT LIE IN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM COMMUNITY PANEL 33015C0438E, EFFECTIVE DATE MAY 17, 2005.
- BUILDING OFFSETS SHOWN ARE FROM CORNER OF SIDING. (3' ROOF OVERHANGS NOT SHOWN ON PLAN VIEW)
- REFERENCE PREVIOUS SURVEY OF SUBJECT PROPERTY BY STOCKTON SERVICES, RCRD PLAN C21156 (1991).
- PRE-EXISTING SEALED SURFACE = 26% (BEFORE NEW SEPTIC) CURRENT SEALED SURFACE = 22% PROPOSED SEALED SURFACE = 22%
- REFERENCE NHDES WETLANDS BUREAU "RESTORATION PLAN APPROVAL" DATED JULY 20, 2007, COMPLIANCE FILE NUMBER 2006-03246, 6 LAFAYETTE RD, HAMPTON FALLS.
- REF. NHDOT DRIVEWAY PERMIT #066-199-214, 03/12/2008. 12' EASEMENT REQUIRED FOR FUTURE WIDENING OF ROUTE 1.
- TRASH DISPOSAL TO BE PRIVATE CURBSIDE PICKUP.
- WETLAND DELINEATION BY L. HURLEY, GOVE ENVIRONMENTAL SERVICES, INC., JANUARY 31, 2008.
- HANDICAP PARKING SPACE TO BE MARKED WITH PAINT ON PAVEMENT AND/OR UPRIGHT SIGN.
- NO APARTMENT USE PROPOSED.
- HOURS OF OPERATION: 9AM-6PM MONDAY THROUGH SUNDAY. MAXIMUM NUMBER OF EMPLOYEES FOR OFFICE USE = 5.
- WATER LINE INFORMATION IS BASED ON SEABROOK WATER DEPARTMENT LETTER DATED 7/1/2005 AND ON-SITE CONSULTATION WITH DEPARTMENT STAFF. NO RECORDED EASEMENTS FOUND.

LOCUS MAP

NOT TO SCALE



N/F TERESA D. HAY TRUST
TERESA D. HAY TRUSTEE
RCRD 3075-2969
TAX MAP 7 LOT 41

N/F SCCS REALTY TRUST
SEAN W. & COLLEEN B. ROAF, TRUSTEES
49 LAFAYETTE RD, HAMPTON FALLS, NH 03844
RCRD 4463-2574, RCRD PLAN D32532
TAX MAP 7 LOT 48

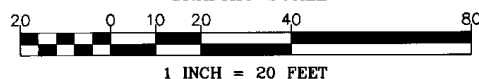


SITE PLAN FOR PROPOSED USE CHANGE
FOR
MAUREEN CAREY
TAX MAP 7 LOT 49
6 LAFAYETTE ROAD
HAMPTON FALLS, NH

SCALE: 1"=20' DECEMBER 20, 2007

PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
(603) 929-7404

GRAPHIC SCALE



APPROVED BY THE
HAMPTON FALLS PLANNING BOARD

DATE 02 May 2008

CHAIRMAN *Charles E. Brown*

REFERENCE ZBA CASE FILE #08-03, MARCH 27, 2008. VARIANCES WERE GRANTED TO ARTICLE III, SECTION 6.3 AND ARTICLE III, SECTIONS 8.4 AND 5.4.2. THIS APPROVAL IS FOR A PROFESSIONAL OFFICE. NO ADDITIONAL USE OR CHANGE OF USE SHALL BE PERMITTED UNLESS APPROVED BY THE PLANNING BOARD.

- * 02/10/08 REV. PER PLANNING BOARD COMMENTS
- * 03/20/2008 REV. PER BOARD COMMENTS/ ENGINEER REVIEW
- * 04/03/08 ADDED APPROVAL CONDITION NOTES

TO PERMIT INTENSIFICATION OF A NONCONFORMING USE AND TO ALLOW PARKING WITHIN THE 100 FT SETBACK TO WETLANDS.

N/F JTCNH C/O JOSEPH'S TRATTORIA
PO BOX 8195, WARD HILL, MA 01835
RCRD 3220-1382, RCRD PLAN D20915
TAX MAP 7 LOT 50

APPROX WATER SERVICE TO ABUTTING LOT. SEE NOTE 16

N/F ANDREW & BETTE MCKEON LIV TRUST
JOAN BRASSILL TRUSTEE
PO BOX 726, HAMPTON FALLS, NH 03844
TAX MAP 7 LOT 69

N/F DEXTER SHOE
71 RAILROAD AVE.
DEXTER, ME 04930-2057
TAX MAP 7 LOT 70

C-35411